

File No./Escrow No.: Allegheny Valley Settlements, LLC
Shaffer, Elaine
2125 Freeport Road
Print Date & Time: Natrona Heights, PA 15065
5/23/2019 6:31:38 AM
Officer/Escrow Officer:
Allegheny Valley Settlements, LLC
Settlement Location:
Allegheny Valley Settlements, LLC, 2125 Freeport Road , Natrona Heights, PA 15065

Property Address: 136 Elsie Lane, Kittanning, PA, 16201-4708
Buyer(s): Elaine R. Shaffer, Clayton H. Shaffer
Seller(s): Gary A. Clark, Sandra S. Clark
Lender: Plaza Home Mortgage, Inc.
Loan No.: 2019040205
Settlement Date: 06/13/2019
Disbursement Date: 06/13/2019

Description	Seller	
	Debit	Credit
Financial		
Sales Price		160,000.00
Deposit		
Loan Amount to Plaza Home Mortgage, Inc.		
Prorations/Adjustments		
City/Town Taxes 06/13/19 to 12/31/19		119.21
County Taxes 06/13/19 to 12/31/19		461.78
School Taxes 06/13/19 to 06/30/19		107.21
water/sewer escrow	200.00	
Title Charges & Escrow/Settlement		
Title - Document Preparation Fee to Jacques & Jacques, P.C.		
Title - Settlement Fee to Jacques & Jacques, P.C.	175.00	
Title - Wire Fee to Jacques & Jacques, P.C.		
Title - Closing Services Letter to First American Title		
Title - Lender Policy Endorsements to First American Title		
Title - Lender Title Insurance to First American Title		
Title - Owner's Title Insurance (Optional) to First American Title		
Commission		
Real Estate Commission Buyers Broker to Allegheny Real Estate	4,800.00	
Real Estate Commission Sellers Broker to Howard Hanna Kiski Valley	4,800.00	
Seller Broker Fee to Howard Hanna Kiski Valley	325.00	

This is a summary of the closing transaction prepared by Allegheny Valley Settlements, LLC. This document is not intended to replace the "Closing Disclosure" form.

Description	Seller	
	Debit	Credit
Seller Marketing Fee to Howard Hanna Kiski Valley	400.00	
Government Recording and Transfer Charges		
Recording Fees: Deed		
Recording Fees: Mortgage		
Conveyance Deed - School District Transfer Tax to Armstrong County Recorder of Deeds	400.00	
Conveyance Deed - Town Transfer Tax to Armstrong County Recorder of Deeds	400.00	
Conveyance Deed - PA State Transfer Tax to Armstrong County Recorder of Deeds	800.00	
Miscellaneous		
Title - Additional Search Fee to First American Title		
Lien Letter reimbursement to Jacques & Jacques, P.C.	250.00	
Preparation of Deed to Jacques & Jacques, P.C.	175.00	
Water/ Sewage Bill to Kittanning Suburban Joint Water Authority	339.30	
2019 County Taxes to Lisa Bauer, Tax Collector	855.67	
2019 Township Taxes to Lisa Bauer, Tax Collector	220.90	
Delinquent Taxes to Armstrong County Tax Claim	4,009.11	
Subtotals		
Due To Seller	142,538.22	
Totals	160,688.20	160,688.20

This is a summary of the closing transaction prepared by Allegheny Valley Settlements, LLC. This document is not intended to replace the "Closing Disclosure" form.

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Allegheny Valley Settlements, LLC to cause the funds to be disbursed in accordance with this statement.

SELLER(S)

Gary A. Clark

Sandra S. Clark

Escrow Officer: Allegheny Valley Settlements, LLC

This is a summary of the closing transaction prepared by Allegheny Valley Settlements, LLC. This document is not intended to replace the "Closing Disclosure" form.